MEMORANDUM OCTOBER 28, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: ZONING MAP AMENDMENT NO. 219: CHANGE AUDUBON CIRCLE AREA FROM H-2 AND L-2 DISTRICTS TO AN H-2-65* DISTRICT

This application for a zoning map amendment in the Audubon Circle neighborhood is similar to an earlier application by the same peitioners, James L. Buechl and others, which was denied by the Zoning Commission on the basis of the Authority's recommendation. In the new petition, the eastern boundary of the area to be changed from an H-2 district to an H-265* district has been altered to delete land east of Arundel and Miner Streets, and a part of an L-2 district on Park Drive would be added to the proposed H-2-65* district, as shown on the attached map.

The main thrust behind both applications is to make dormitories forbidden uses (as they are now in the H-2-65 District on Beacon Hill) rather than conditional uses as they are in most H districts. The Authority's earlier vote on the amendment recommended denial because the proposed map amendment dealt only with one small area while a more effective and city-wide means of controlling conversions of apartment houses to dormitories would be to tighten up the definition of dormitory. As indicated in the next Zoning matter before the Authority, the City is presently working on a redefinition that would effectively tighten up the definition and will prohibit the proliferation of dormitories.

Recommend denial

VOTED: That in connection with Map Amendment Application No. 219, by James L. Buechl and others, which would change an area in the Audubon Circle area from L-2 and H-2 districts to an H-2-65* district, the Boston Redevelopment Authority recommends that the Map Amendment Application not be adopted. The Authority is presently working on a redefinition of "dormitories" and is reviewing the same with various institutions, which redefinition would make the presently conditional use status of dormitories easier to enforce in this Audubon Circle area and in the city as a whole.

Received by
Zoning Commission
7/14/82

Map Amendment Application No. 219
James L. Buechl et al.
Portion of Audubon Circle area:
H-2 to H-2-65*

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The undersigned, as owner(s) of property at the addresses listed below, hereby petition(s) to amend Map 1 - Boston Proper of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956 as amended, as follows:

By changing that portion of the Audubon Circle Area which is presently in an H-2 and L-2 Use District and which is shown on the attached map to an H-2-65* Use District.

Thomas S. Dolan 462 Park Drive, Boston
Kathleen A. Schultz 10 Keswick St. Boston MA 02215
Arlene E. Dunlap 466 Park Dr
James L. Buechl 462 Park Drive, Boston
Richard J. Ong, Jr. 70 Aberdeen St Bos
G. Raymond Ahrens 8 Keswick St, Boston
Frank M. Evans 5 Keswick St. Boston
Robert B. Gardner 12 ABERDEEN STREET, BOSTON
Katherine Greenough 857 Beacon St., Boston 02215
Arlene Dunlap 916 Beacon St. Bos 02215

Petitioner: James L. Buechl, et. al.

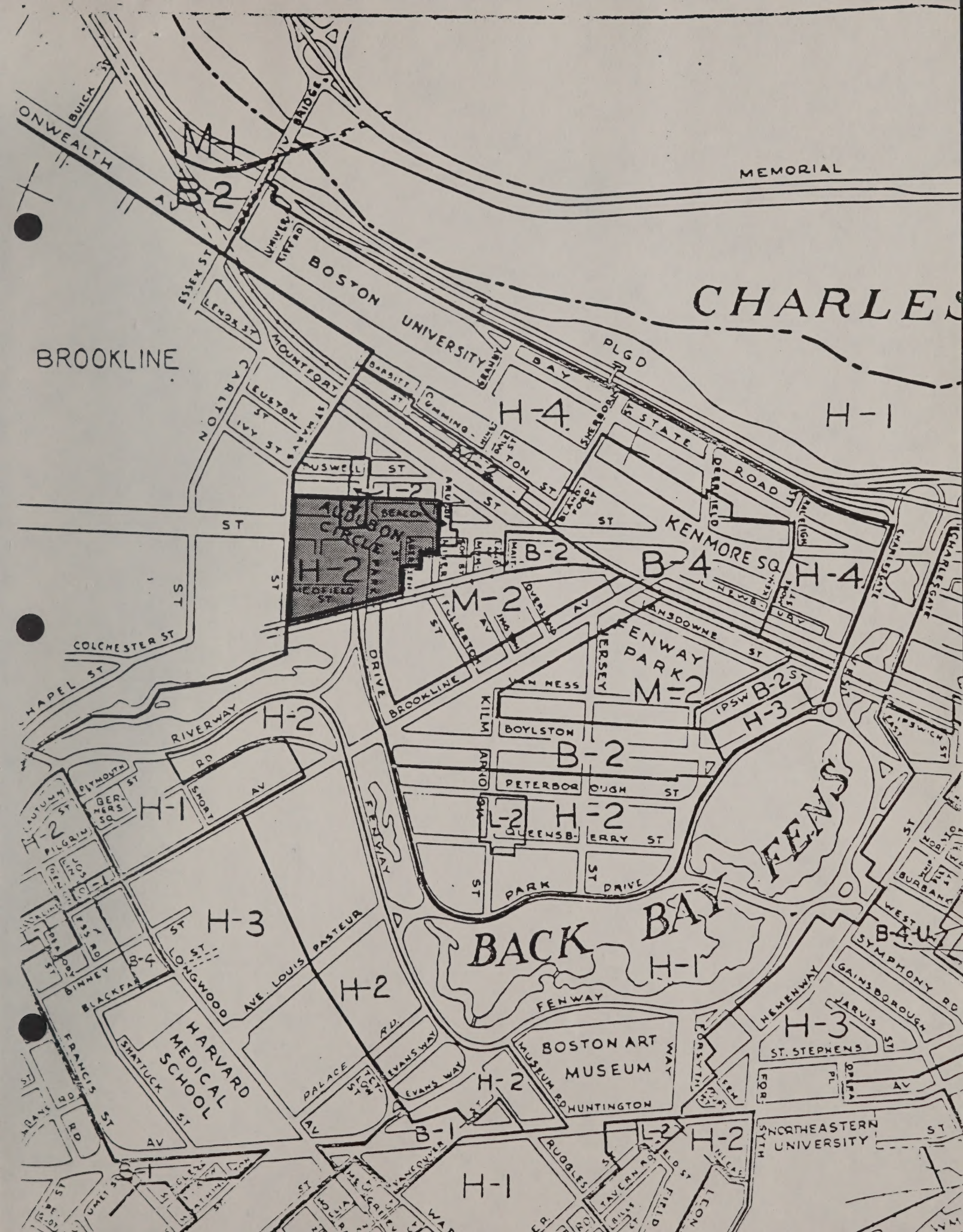
By: James L. Buechl

Address: 462 Park Drive
Boston, Mass. 02215

Tel. No.: 482-6553/ 262-9127

Date: July 12, 1982

From Section 5-4 of the Boston Zoning Code as amended August 18, 1980:
"The estimated average cost to the City of a hearing on a proposed amendment of this code is hereby established as one hundred and fifty dollars."


BROOKLINE
BOSTON UNIVERSITY BRIDGE
MEMORIAL
CHARLES
BOSTON UNIVERSITY
BAY
PLGD
H-4
H-1
STATE
ROAD
KENMORE SQ.
B-4
B-2
M-2
H-2
H-3
H-4
BEACON
CIRCLE PARK
MEDFIELD ST
COMMING-TON ST
BARSITT ST
MOUNTFORT
CARLTON
ESSEX ST
LENOX ST
EUSTON
IVY ST
COLCHESTER ST
CHAPEL ST
RIVERWAY
BROOKLINE
DRIVE
FULLERTON ST
OVERLAND AV
JERSEY
ENWAY PARK
AMSDOWNE ST
VAN NESS
KILM
BOYLSTON
PETERBOR OUGH ST
QUEENSB- ERRY ST
PARK DRIVE
FENWAY
FENS
BACK BAY
H-1
H-2
H-3
B-4
B-2
L-2
L-1
B-1
FENWAY
BOSTON ART MUSEUM
MUSEUM RD
HUNTINGTON
NEMENWAY
GAINSBOROUGH
JARVIS ST
ST. STEPHENS
SYMPHONY RD
WEST
HARVARD MEDICAL SCHOOL
SHATTUCK ST
LONGWOOD AV
LOUIS PASTEUR AVE.
EVANS WAY
PALACE RD.
FRANCIS ST
BINNEY ST
BLACKFAN
PILGRIM RD
SHORT AV
BERNERS SQ
PLYMOUTH ST
AUTUMN ST
RUGGLES
NORTHEASTERN UNIVERSITY
TAVERN RD
FIELD ST
LEON
HUNTINGTON AV
OPERA PL
FOR
BURBANK
IPSWICH ST
EAST